

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 25 |        | WHEATON RD, ARLINGTON |

## OWNERSHIP

|           |                        |       |          |   |
|-----------|------------------------|-------|----------|---|
| Owner 1:  | DAVIS-CARDEN CHLOE S   |       |          |   |
| Owner 2:  | DAVIS-CARDEN REBECCA P |       |          |   |
| Owner 3:  |                        |       |          |   |
| Street 1: | 25 WHEATON RD          |       |          |   |
| Street 2: |                        |       |          |   |
| Twn/City: | ARLINGTON              |       |          |   |
| St/Prov:  | MA                     | Cntry | Own Occ: | Y |
| Postal:   | 02474                  |       | Type:    |   |

## PREVIOUS OWNER

|           |                  |       |  |
|-----------|------------------|-------|--|
| Owner 1:  | D.G. HOMES LLC - |       |  |
| Owner 2:  | -                |       |  |
| Street 1: | 240 NEWTON ST    |       |  |
| Twn/City: | WALTHAM          |       |  |
| St/Prov:  | MA               | Cntry |  |
| Postal:   | 02453            |       |  |

## NARRATIVE DESCRIPTION

This parcel contains .183 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1956, having primarily Vinyl Exterior and 2880 Square Feet, with 1 Unit, 2 Bath, 1 1/4 Bath, 0 Half Bath, 9 Rooms, and 5 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |
|      |            |        |          |
|      |            |        |          |

## PROPERTY FACTORS

| Item       | Code | Description | %   | Item    | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z          | R1   | SINGLE FA   | 100 | water   |      |             |
| o          |      |             |     | Sewer   |      |             |
| n          |      |             |     | Electri |      |             |
| Census:    |      |             |     | Exmpt   |      |             |
| Flood Haz: |      |             |     |         |      |             |
| D          |      |             |     | Topo    |      |             |
| s          |      |             |     | Street  |      |             |
| t          |      |             |     | Gas:    |      |             |

### LAND SECTION (First 7 lines only)

[illegible]

|              |         |              |      |             |     |            |               |           |        |         |            |        |         |
|--------------|---------|--------------|------|-------------|-----|------------|---------------|-----------|--------|---------|------------|--------|---------|
| Total AC/HA: | 0.18347 | Total SF/SM: | 7992 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: | 422,249 | Spl Credit | Total: | 422,200 |
|--------------|---------|--------------|------|-------------|-----|------------|---------------|-----------|--------|---------|------------|--------|---------|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

## IN PROCESS APPRAISAL SUMMARY

| Use Code                | Land Size | Building Value                 | Yard Items | Land Value | Total Value     |
|-------------------------|-----------|--------------------------------|------------|------------|-----------------|
| 101                     | 7992.000  | 761,300                        |            | 422,200    | 1,183,500       |
|                         |           |                                |            |            |                 |
|                         |           |                                |            |            |                 |
| Total Card              | 0.183     | 761,300                        |            | 422,200    | 1,183,500       |
| Total Parcel            | 0.183     | 761,300                        |            | 422,200    | 1,183,500       |
| Source: Market Adj Cost |           | Total Value per SQ unit /Card: |            | 410.94     | /Parcel: 410.94 |

## PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes         | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2022   | 101 | FV  | 761,300    | 0         | 7,992.    | 422,200    | 1,183,500   |               | Year end      | 12/23/2021 |
| 2021   | 101 | FV  | 737,700    | 0         | 7,992.    | 422,200    | 1,159,900   |               | Year End Roll | 12/10/2020 |
| 2020   | 101 | FV  | 672,000    | 0         | 7,992.    | 422,200    | 1,094,200   | 1,094,200     | Year End Roll | 12/18/2019 |
| 2019   | 101 | FV  | 125,400    | 0         | 7,992.    | 382,700    | 508,100     | 508,100       | Year End Roll | 1/3/2019   |
| 2018   | 101 | FV  | 125,400    | 0         | 7,992.    | 362,900    | 488,300     | 488,300       | Year End Roll | 12/20/2017 |
| 2017   | 101 | FV  | 125,400    | 0         | 7,992.    | 316,700    | 442,100     | 442,100       | Year End Roll | 1/3/2017   |
| 2016   | 101 | FV  | 125,400    | 0         | 7,992.    | 270,500    | 395,900     | 395,900       | Year End      | 1/4/2016   |
| 2015   | 101 | FV  | 116,900    | 0         | 7,992.    | 250,700    | 367,600     | 367,600       | Year End Roll | 12/11/2014 |

## SALES INFORMATION

[illegible]

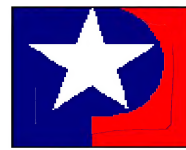
## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

| Date       | Result       | By  | Name    |
|------------|--------------|-----|---------|
| 10/25/2019 | Measured     | DGM | D Mann  |
| 12/8/2018  | MEAS&NOTICE  | CC  | Chris C |
| 2/26/2018  | Mail Update  | MM  | Mary M  |
| 6/5/2013   | Meas/Inspect | JBS | JOHN S  |
| 1/14/2009  | Meas/Inspect | 189 | PATRIOT |
| 11/2/2000  | Hearing N/C  | 189 | PATRIOT |
| 2/17/2000  | Mailer Sent  |     |         |
| 2/17/2000  | Meas/Inspect | 197 | PATRIOT |
| 8/18/1993  |              | AJS |         |

**Sign:** \_\_\_\_\_ VERIFICATION OF VISIT NOT DATA \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_



***Patriot***  
Properties Inc.

## USER DEFINED

|                |       |
|----------------|-------|
| Prior Id # 1:  | 26117 |
| Prior Id # 2:  |       |
| Prior Id # 3:  |       |
| Prior Id # 1:  |       |
| Prior Id # 2:  |       |
| Prior Id # 3:  |       |
| Prior Id # 1:  |       |
| Prior Id # 2:  |       |
| Prior Id # 3:  |       |
| ASR Map:       |       |
| Fact Dist:     |       |
| Reval Dist:    |       |
| Year:          |       |
| LandReason:    |       |
| BldReason:     |       |
| CivilDistrict: |       |
| Ratio:         |       |

